

BND

COMMERCIAL

INDUSTRIAL > FOR SALE
THREE LOTS REMAINING
COOK ROAD OFFICE & INDUSTRIAL PARK
FORT WAYNE, INDIANA



HIGHLIGHTS:

- Three Lots Remaining (11, 14 +60' of Lot 13, and 16)
- Larger Lots Divisible
- Zoned I-2
- Available Utilities:
NIPSCO (Natural Gas)
Indiana & Michigan Power (Electric)
City of Fort Wayne Water & Sewer
- Located off I-69 between Exits 311 and 312 (Across the road from Smith Field Airport)
- See Page 4 for FURTHER REDUCED Pricing



Steve Wesner

Direct: (260) 421-1905

Cell: (260) 341-1000

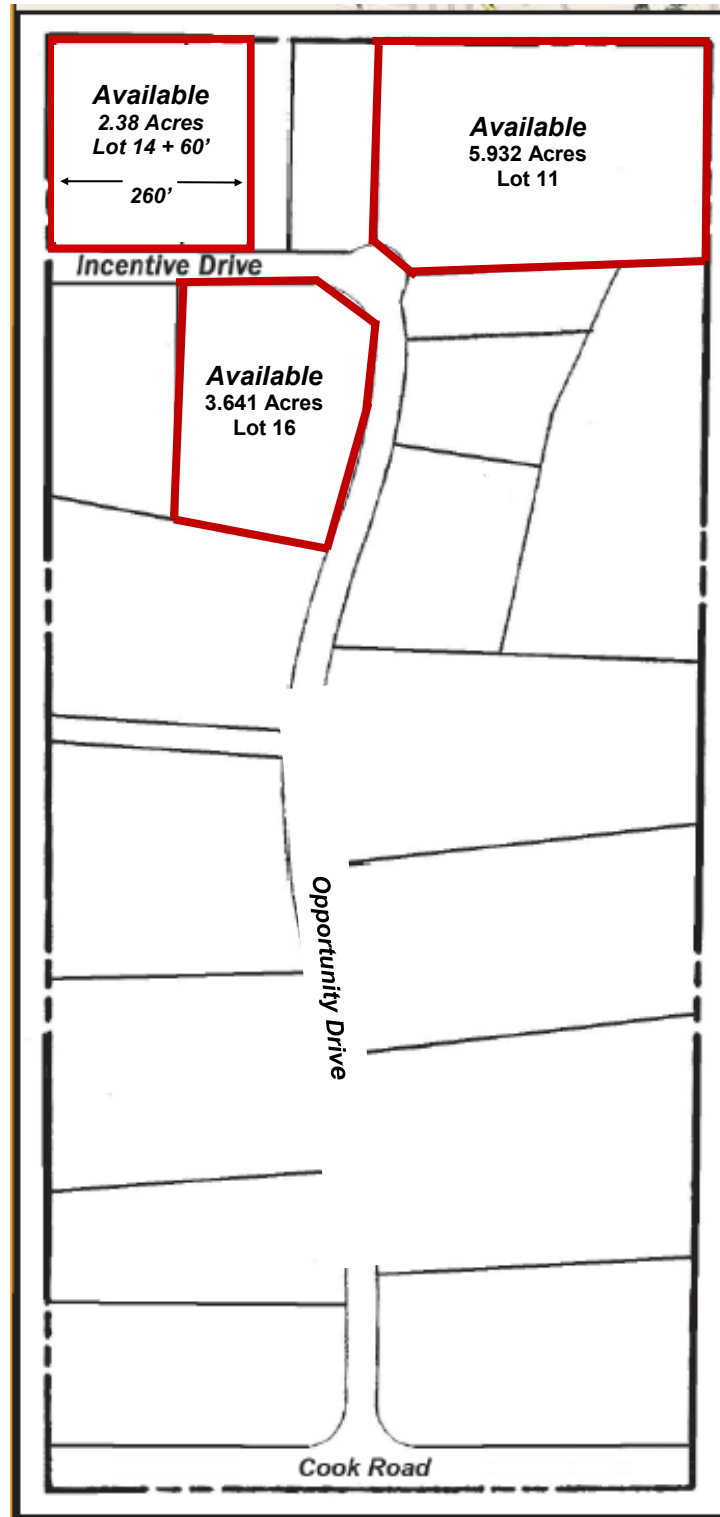
sw@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net

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Property Highlights

Address	Two Lots - Opportunity Drive; One Lot - Incentive Drive
City / State / Zip	Fort Wayne / IN / 46825
Sale / Lease	For Sale
Zoning	I-2
Dimensions	Various - Larger Lots Are Divisible
Demographics	Available
Nearest Highway	SR 3 & I-69
Distance to Interstate	1 Mile
Distance to Airport	1 Block

Comments

ADDITIONAL PRICE REDUCTION - ONLY THREE LOTS REMAINING!

Lot 11 - 7830 Opportunity	5.932 Acres ... \$232,200	Parcel #02-07-11-327-004.000-073
Lot 14 + West 60' of Lot 13 - 514 Incentive	2.380 Acres ... \$ 93,600	Parcel #02-07-11-327-001.000-073
Lot 16 - 7823 Opportunity	3.641 Acres ... \$142,790	Parcel #02-07-11-326-002.000-073

Lot 11 includes - 19,123 SF *WCA

Lot 14 + West 60' Lot 13 includes - 16,351+/- SF *WCA

Lot 16 includes - 29,142 SF *WCA

*WCA = Water Conservation Area

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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